



- ## GENERAL NOTES
1. ALL RADII ALONG FIRE LANE ARE MIN. 20' @ FACE OF CURB.
 2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 3. SITE IS NOT LOCATED IN FLOODPLAIN PER FIRM 48085C0270G. NO FLOODPLAIN EXISTS ON SITE.
 4. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
 5. BARRIER FREE RAMPS SHALL BE INSTALLED AT ALL DRIVEWAY INTERSECTIONS WITH PRESTON ROAD AND HICKORY STREET.
 6. ALL DRIVES AND PARKING AREAS ARE TO BE CONSTRUCTED WITH CONCRETE.
 7. ALL ROOF DRAINS WILL CONNECT TO PROPOSED UNDERGROUND STORM DRAINAGE SYSTEM.
 8. ALL TRASH DUMPER DRAINS WILL CONNECT TO PROPOSED UNDERGROUND SANITARY SEWER SYSTEM.
 9. THE PRESTON ROAD OVERLAY DISTRICT (MAIN ST. SUB-DISTRICT) STANDARDS APPLY TO THIS SITE.
 10. ALL STORM LATERALS SHALL BE 18" MINIMUM.
 11. 3 SITE ELEMENTS (BENCHES, CLOCKS, WATER FOUNTAINS, ETC.) SHALL BE INSTALLED PER CITY OF FRISCO ORDINANCE.

CITY OF FRISCO SITE PLAN NOTES

CITY OF FRISCO SITE PLAN NOTES

ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICT BETWEEN PLANS.

PLANNING DEPARTMENT

1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE COMPREHENSIVE ZONING ORDINANCE.
4. LANDSCAPING SHALL CONFORM TO LANDSCAPING STANDARDS APPROVED BY THE CITY.
5. ALL ELEVATIONS SHALL COMPLY WITH APPLICABLE OVERLAY DISTRICT REQUIREMENTS.
6. REMOVAL, TRANSPLANTING, PROTECTION AND OR MITIGATION OF PROTECTED TREES, SHALL COMPLY WITH THE COMPREHENSIVE ZONING ORDINANCE SURVEYS AND TREE PROTECTION ARE SUBJECT TO CITY INSPECTION AND APPROVAL.

FIRE DEPARTMENT

1. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLERED.
2. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
3. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
4. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
5. SPEED BUMPS ARE NOT PERMITTED WITHIN A FIRELANE.

BUILDING INSPECTIONS

1. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
2. ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTIONS APPROVAL.
3. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTIONS DEPARTMENT APPROVAL.
4. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING INSPECTION DEPARTMENT'S APPROVAL.

ENGINEERING

1. SIDEWALKS AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER CITY STANDARDS.
2. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
3. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.

PARKS DEPARTMENT

1. ALL SUBDIVISIONS OR ADDITIONS ARE REQUIRED TO IDENTIFY ANY EXISTING OR PROPOSED BODIES OF WATER OR WETLANDS WITHIN THE PROPOSED SUBDIVISION OR ADDITION. ALL NECESSARY PERMITS REQUIRED FOR DEVELOPMENT SHALL BE SECURED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. FOUR-INCH (4") SLEEVES FOR IRRIGATION LINES AND ELECTRICAL SERVICE SHALL BE INSTALLED IN STREET MEDIANS.
3. ALL RIGHT-OF-WAY AREAS SHALL HAVE EIGHT (8") INCHES OF TOPSOIL PRIOR TO ACCEPTANCE BY CITY OF FRISCO.

EXHIBIT B: SUP # 09-0002
HICKORY CENTER
(NWC) PRESTON ROAD AND
HICKORY STREET
BLOCK A, LOT 1
22.46 ACRES
ZONED PD-51

<p>OWNER: ALLEGIANCE FRISCO LP 14881 QUORUM DR. SUITE 950 DALLAS, TEXAS 75254 PH. 214 389-8058 CONTACT: JOE GAMPPER</p>	<p>PREPARED: JULY 16, 2009 APPLICANT: WAL-MART REAL ESTATE BUSINESS TRUST 2001 S.E. 10TH STREET BENTONVILLE, ARKANSAS 72716-0550</p>	<p>ENGINEER/ SURVEYOR: KIMLEY-HORN AND ASSOCIATES 5750 GENESSEE COURT SUITE 200 FRISCO, TX 75034 PH. 972 335-3580 CONTACT: DANIEL MILLER</p>
--	--	--

**ENGINEER/
SURVEYOR:**
KIMLEY-HORN AND ASSOCIATES
5750 GENESIS COURT
SUITE 200
FRISCO, TX. 75034
PH. # 972 335 3580
CONTACT: DANIEL MILLER

**Kimley-Horn
and Associates, Inc.**

Tel. No. (972) 335-3590
Fax. No. (972) 335-3775

HICKORY CENTER AT PRESTON
HICKORY STREET AND PRESTON ROAD
FRISCO, TEXAS

**SPECIAL USE PERMIT
EXHIBIT B**

Scale:	AS SHOWN
Designed by:	WSR
Drawn by:	WSR
Checked by:	RCS
Date:	07/16/2009
Project No.	063352150

SITE DATA SUMMARY																							
	GROSS LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	PROPOSED USE	BLDG. AREA (SQ. FT.)	BLDG. HGT. REQ. / PROV.	LOT COVERAGE REQ. / PROV.	FLR. AREA REQ. / PROV.	PARKING				HANDICAP SP. REQ. / PROV.	TOTAL IMPERVIOUS	INT. LANDSCAPING REQ.(SF) / PROV.(SF)	TOTAL PAVED AREA (SQ. FT.)	OPEN SPACE REQ. (%)	PROV. (%)	CURRENT ZONING					
LOT 1	22.46	978,555	RETAIL	184,985	40' MAX	37' MAX	40% MAX	19%	0.4-1 MAX	0.19	1:250 REQ.	740	797	16	22	75%	11,955	37,826	546,722	68.49%	126.012	13	PD-51

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

WATER METER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
1	DOM.	3"	1	6"
2	IRR.	2"	1	N/A

TREE STATEMENT

1. ALL EXISTING TREES LIE WITHIN EXISTING LANDSCAPE EASEMENT.
2. NO EXISTING TREES EXCEED 20.1 CALIPER INCHES IN DIAMETER.
3. NO EXISTING TREES ARE PROPOSED TO BE REMOVED WITH THIS DEVELOPMENT